

# WEATHER FORECAST.

Increasing cloudiness to-day; rain at night or to-morrow; east to southeast winds.  
Highest temperature yesterday, 60; lowest, 44.  
Detailed weather reports will be found on the Editorial Page.

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PRICE TWO CENTS  
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## 25 P. C. LIMIT OF RENT JUMP SET IN ALBANY BILL

Legislative Leaders Agree on 11 Other Measures to Curb Profiteers.

INVOKE POLICE POWER

Method Is Taken to Forestall Constitutional Attack by Landlords.

CRIME TO GIVE NO HEAT

Oral Leases Go; Abnormal Increases in Last Three Months Cancelled.

Special to THE SUN and NEW YORK HERALD. ALBANY, March 24.—Increases in rent amounting to 25 per cent. or more if made in 1920 will be declared by the State to be illegal under terms of a bill agreed upon to-day by the legislative leaders. This measure is the feature of a new programme worked out by Senator Walters, majority leader; Speaker Sweet and committee men from the two houses.

Twelve bills were drawn and sanctioned by the conference, which lasted several hours, and they probably will go through without further delay. They were reported favorably to-night by the Senate Cities Committee, and the Assembly Cities Committee will report them to-morrow. All of the proposed laws apply only to dwellings, and not to office buildings and business property, and will be in effect only until November, 1922.

The important proposals putting teeth into the laws are bills declaring that an emergency exists in this State which justifies the Commonwealth in exercising its police power of stop profiteering; exempting mortgages of \$10,000 or less from taxes; making it a misdemeanor for a landlord to turn off heat, light or power, to oust a tenant and extending and squaring the court powers in dealing with dispossession proceedings.

While the proposed law does in effect legalize rent increase of 25 per cent. it will end the doubling and tripling of rents every few months. Where a landlord increases the rent more than 25 per cent. above the 1919 rate that fact can be set up as defense to an action to recover the rent on the ground that the charge is unreasonable and unjust. All increases of more than 25 per cent. made in the last three months will be cancelled. The comparison all rents with 1919. Legal actions may be started to enforce the law. It will stop any 100 per cent. increase on May 1.

**Made Proof Against Attack.**  
The leaders here have tried to forestall the constitutional attack they assume landlords will make by declaring an emergency exists. The language of the bill is:

"Whereas, 1. Unjust, unreasonable and oppressive agreements for the payment of rent have been and are being now exacted by landlords from tenants under stress of prevailing conditions whereby the tenants are unable to pay the same and are being evicted therefrom; and 2. That the housing conditions resulting therefrom have seriously affected and endangered the public welfare, health and morals, and a public emergency has been declared; and 3. That the Legislature by reason thereof, it shall be a defense to an action for rent accruing under an agreement for premises occupied for dwelling purposes in this State that such rent is unjust and unreasonable and that the agreement under which the same is sought to be recovered is oppressive."  
Whereas, the rent has been increased more than 25 per cent. over the rent as it existed one year prior to the time of the agreement under which the rent is sought to be recovered, such agreement shall be presumptively unjust, unreasonable and oppressive.

Nothing herein contained shall prevent the plaintiff from pleading and proving in such action the reasonable rental value of the premises and recovering judgment therefor, or from instituting a separate action for the recovery thereof.

The bill shall take effect immediately and shall be in force until November 1, 1922.

**Twelve Bills to Be Presented.**  
The twelve measures agreed upon to-day and to be presented forthwith and rushed through as speedily as possible are summarized as follows:

1. Putting upon landlords the burden of proof in seeking to eject a tenant on the ground that he is "objectionable."
2. Amending the Othello law by providing that instead of oral leases being in force from month to month they shall in all cases end on October 1.
3. Increasing from twenty to thirty the number of days' notice required from landlords to get tenants out.
4. In holdover cases, after default of payment of taxes or assessments, providing a place for the tenant to deposit rent, either with the court clerks or the judges.
5. Where a precept is returnable, the court may determine the amount of rent due and grant a judgment.
6. Making more than a 25 per cent. increase in rent presumptive evidence of oppression.
7. Repealing section 220 of the real

## Murderers in Sing Sing Oppose Death Penalty

TWENTY-SIX murderers awaiting execution at Sing Sing prison have placed themselves on record as opponents of capital punishment. While they oppose the death penalty the prisoners asserted the preference for the electric chair to solitary confinement, which is being proposed as a substitute in discussion at Albany.

Prison officials who took the poll found that the condemned men favored a sentence of from twenty years to life imprisonment for murder.

## STUDENT SOVIET DUCKS TEACHER

Professor of Kansas Normal School Appeals to State for Protection.

## THREE SPLASH IN LAKE

Like Fate Awaits Women Undergraduates.

Special to THE SUN and NEW YORK HERALD. HAYS, Kan., March 24.—Men and women students at Fort Hays Normal School, organized into what they are pleased to call a "soviet," are in control of the institution, and as a result of unprecedented disorder now prevailing for the second day the Attorney-General of the State has been forced to issue an order for the prosecution of all offenders. The riots and "punishment" meted out to members of the faculty and the new students who have refused to obey the "orders" issued by the leaders almost have resulted in the loss of two lives. The ducking of the faculty has become an almost hourly occurrence.

As an example of the fear of the rioters' actions Miss Florence E. Barnes, convalescing from illness and under the care of a physician, was guarded all yesterday by a policeman, who was stationed on the porch of the house she lives in. Miss Barnes, a student, was ducked, but members of the soviet committee tried to force the doctor to drag her to the campus lake. They were driven off by the officer. They now have called on the City Manager, asking him to remove the police so that they can get the young woman.

The "soviet" developed as a result of general disorders that began several days ago just after W. A. Lewis, president of the school, left the State on business. He had suggested that there be a half holiday to permit men students to work on the running track. The women students were "fed" when the work was done. One woman suggested that any woman not assisting in preparing a meal should be ducked.

Miss Loom, professor of domestic science and eugenics, tried to help the idea along by giving a "pep" talk to the school. Without realizing what her remark might lead to she suggested that all who did not work should be ducked.

Monday morning the bulletin board showed the following notice:

It was voted that all persons, including the faculty, would be ducked if they failed to report for duty at 1 P. M., Tuesday, March 23.

The first student ducked was John Linquist, editor of the college paper. He was rescued by passersby. He could not swim, and was in danger of drowning. His offense was that the "soviet" found him working on a debate.

Prof. James Starr, who was recently married, obtained the protection of the Sheriff when his home was picketed. The "soviet" sent his bride into hysterics by protesting against the house and the students took to town.

On the way to school this morning he was picked up bodily and hurled into the lake. The "soviet" was forced to draw him out to save him from death.

These incidents in "soviet" rule on the normal school's campus led Prof. Casper Harvey to telegraph to the State authorities at Topeka for immediate assistance.

## GOV. HOLCOMB BLOCKS SUFFRAGE IN CONNECTICUT

Refuses Republican Convention's Request to Call Special Session.

SEES NO EMERGENCY

Asserts State Constitution Requires Him to Await Electors' Concurrence.

RORABACK SLATE PICKED

Test Vote Goes Against John T. King, National Committee-man, 306 to 211.

By a Staff Correspondent of THE SUN and NEW YORK HERALD.

NEW HAVEN, March 24.—Gov. Marcus H. Holcomb, called on this afternoon by the members of the Republican State Convention to summon the Connecticut General Assembly in special session for the purpose of acting on the Federal suffrage amendment, issued a statement to-night in which he refused point blank to comply with the party's request.

The convention which ended to-day went over to suffrage with practically no dissenting votes, and in consequence the news from Hartford, reporting the Governor as having defied the State organization's sentiment, was received here with little surprise.

It had been hoped by suffrage leaders that Gov. Holcomb, by granting the convention's request could place Connecticut in thirty-sixth place in the ratification lineup. With the Delaware Legislature hopelessly out of sympathy with suffrage and bound to kill any attempt to ratify it was believed by the Republican leaders that this State could be squeezed into line as the one additional State needed to give women the vote. They considered these conditions as making an emergency which the Governor would meet.

**Gov. Holcomb's Statement.**  
About the time they were most confident of the outcome Gov. Holcomb's statement outlining his reasons for turning down the proposal of a special session was received and read. It was as follows:

I have read the resolution passed to-day by the Republican State Convention. I do not see how that changes the situation or assists to create the special emergency which authorizes the Governor to call a special session.

The State Constitution places the responsibility upon the Legislature. I shall not shift it to the delegates to the Republican State Convention. I again decline to call a special session. The adoption by thirty-one States of the Federal suffrage amendment will change our Constitution, but until it is changed my oath of office requires me to support it in its unaltered form.

If Connecticut were one of the thirty-six States to adopt the suffrage amendment by the vote of the General Assembly and thereby change our Constitution without the concurrence of the electors of the State it would be contrary to the provisions of our Constitution.

**Storm in State Convention.**  
While the resolution for woman suffrage sailed through the State convention without a ripple there was a real storm when it came to jamming through the Roraback slate of four delegates-at-large and their alternates to the national convention. Ten district delegates were selected by caucuses of the representatives of the five Congress districts.

Not in years has there been so much bitterness nor so much plain talk at any gathering of the organization. It is feared that the bitterness may be reflected in the State campaign this fall. On a test vote the convention stood 306 to 211 against John T. King, the National Committee-man.

Lieut.-Gov. Clifford B. Wilson of Bridgeport led the King forces in an unsuccessful attempt to break the grip of J. Henry Roraback, chairman of the State Committee, on the convention. Mr. King, however, was chosen as a delegate to the National Convention from his home district. Mr. Roraback was re-elected chairman of the State Committee when it reorganized after the convention at a meeting which Mr. King did not take the trouble to attend.

## Ex-Kaiser in Secret Pays Visit to Doorn

By the Associated Press. AMERONGEN, March 24.—For the first time since the Kapp revolution the ex-emperor William was permitted to-day to leave the Bentinck castle here.

Guarded by two police officers, he made a secret trip to Doorn in a closed automobile. His object was to view the progress of the work on his future residence at Doorn.

Victims Crushed Beneath Tons of Debris at 49th Street and Seventh Avenue.

SCAFFOLDING GIVES WAY

Superintendent Arrested in Unexplained Accident in Remodelled Building.

One man was killed and five other persons were injured severely just before darkness fell over upper Broadway last night, through being buried under tons of brick when a scaffold fell from the second floor of a building in course of remodeling. The noise of the falling brick and timber, and the screams of persons who either had been injured or had narrowly escaped injury, brought thousands to the place, and that part of Broadway adjacent to the theatre district was thrown into a condition of excitement, which continued till long after darkness fell.

The building which was being remodelled is at Forty-ninth street and Seventh avenue, its long side facing the street and extending for more than half the length of the short block between Seventh avenue and Broadway. The accident happened at 5:30 in the afternoon, just half an hour after twenty workmen who had been working all day on the scaffold had quit.

No one among the experts who examined the building or the fallen scaffold last night could say that it was inadequate to support the weight of brick which rested upon it. It had been built especially to hold a large volume and had been inspected regularly ever since the day it was put in place.

But suddenly it fell. Thousands of bricks, to a weight estimated at seven tons, rolled with it down into Seventh avenue and Broadway and carried with them a structure built over the sidewalk for the protection of pedestrians and which the building ordinances require wherever masonry is in course of construction.

The "bridge" as builders call it, had been solidly put up and was constructed partly of steel beams. It was these which crushed one man to death and injured the others when it bore down by the weight of brick.

The man killed was Charles P. Metzger, an employee of the New York Telephone Company and whose home was at 873 Chaffee street, Brooklyn. Those injured were Americo Adinolfi of 30 East 113th street, who had both thighs and ankles broken; Carl Webber of 282 Keap street, Brooklyn, whose left leg was broken twice; Mary Barnes of 250 West Fifty-second street, Joseph Marriano of 2457 Belmont avenue, The Bronx, and Marcelle Cassard of 509 West 149th street. All the latter were cut and bruised about their faces and bodies. They were taken to Bellevue Hospital. They had nothing to do with the building work, but were passing when the brick fell.

The building was owned by the McReynolds Realty Company, David Carver, superintendent of construction on the building, was arrested, although not present when the accident happened.

## KIDNAPPER OF BOY ASKS \$25,000 RANSOM

Threatens Violence if Money Is Not Paid at Once.

Special to THE SUN and NEW YORK HERALD. LEXINGTON, Ky., March 24.—Paul Little, 12 years old, son of E. R. Little, a wealthy business man, was kidnapped to-day. To-night a letter was received at the Little home demanding \$25,000 for the return of the boy.

Accompanying the letter was a threat that the boy would meet with violence if the ransom was not paid at once.

The letter demanding the ransom was delivered by a messenger boy, who said it had been placed in his hands by a man.

The boy disappeared with an unidentified white man this afternoon. Earlier in the day the boy had told his playmates the man had promised him a dollar if he would deliver a box of candy. The man and the boy were seen here shortly before they disappeared.

## WILSON'S VETO AWAITS PEACE BILL PASSAGE

Republican Leaders in Congress Confer on Chances of Overriding It.

HOUSE WILL ACT FIRST

Lower Body Eager to Have All the War Time Legislation Annulled.

THOMAS RAISES BARRIER

Colorado Senator Holds That Constitution Vests Peace Power in President.

Special to THE SUN and NEW YORK HERALD. WASHINGTON, March 24.—President Wilson intends to fight the proposal for peace with Germany by a separate resolution, according to reliable information obtained to-day, just as vigorously as he did the reservations to the treaty of Versailles. Advice is that if the resolution is adopted by Congress, as is the present programme, a veto is certain to come from the White House.

Further information on the attitude of Mr. Wilson was that the Austrian peace treaty will be held up in the State Department until after the German situation is definitely out of the way. The Austrian treaty, with its League of Nations covenant, of course, is basically the same as the German treaty, which has been rejected after a year's fight.

Indications now are that first action on a peace resolution may come in the House. After Representative Gillett (Mass.), Speaker of the House; Representative Mondell (Wyo.), the Republican leader in the House, and Senator Lodge (Mass.), the Republican leader in the Senate, had conferred to-day another conference was held with the Foreign Affairs and the Steering committees of the House. The main outcome of the latter conference was that the Knox peace resolution was found unsatisfactory in its present form. Republicans on the Foreign Affairs Committee were instructed to make a study of the situation and if possible to frame a peace resolution.

**House Seeks Return to Normal.**  
In the House there is a strong desire to accomplish in some manner the repeal of the war time restrictive legislation. The opinion of House leaders seemed to favor a resolution declaring a state of peace and providing that for all purposes the war shall be considered ended on the approval of the resolution by the President or the overriding of his veto. This would end all war legislation and affect about seventy acts. House leaders say such a resolution is not unconstitutional and believe Congress can make it effective by overriding a Presidential veto.

As matters now stand, it apparently is going to take a longer time to make peace than it did to win the war. That the whole problem of restoring peace time relations with the world will be finished inside another year is the expectation of few who are familiar with the elements in the situation. Repeal of the law is said by some to be out of the question until the technical state of war is at an end. But others insist these laws must be repealed if the President opposes immediate restoration of peace.

The immediate business is to determine in what form the Knox-Tinkham resolution should be framed to command the largest strength in case of a veto. If all the Congressmen would vote as they feel there would be doubt of adopting it over and so when the Constitutional Convention framed the Constitution it provided that Congress should declare war, but that it should be conducted by the Executive, as Commander in Chief. Likewise it omitted to provide that Congress should make peace. An amendment was offered to insert "and peace" in the constitutional provision.

**Peace Authority Rejected.**  
Senator Thomas said that under the articles of confederation the Congress had power to declare war, to wage it and to make peace. But the process of making war through the direction of Congress over and so when the Constitutional Convention framed the Constitution it provided that Congress should declare war, but that it should be conducted by the Executive, as Commander in Chief. Likewise it omitted to provide that Congress should make peace. An amendment was offered to insert "and peace" in the constitutional provision.

Continued on Second Page.

## ALLIES TO ALLOW GERMANS TO PUT DOWN RUHR REBELS; SOCIALISTS DEFYING BERLIN

WESTPHALIA WORKERS ARM TO PREVENT "A MASSACRE"

"Freiheit" Asserts Government Lies in Saying Great Red Army Has Been Formed.

BERLIN, March 24.—The Freiheit, under the caption "A Great Lie," says: "The Government is constantly asserting that a great Red army has been formed in Rhineland Westphalia. This is an absolute untruth. The Rhineland Westphalian workmen only armed themselves to expel the troops who had declared for the Kapp Government, and having succeeded in that object they naturally will not allow success to be snatched from their hands and thus give the troops an opportunity for a great massacre. 'Exemplary order prevails in all the towns in Rhineland Westphalia. No streets are barred, and nobody is prevented from working. The scare report is purposely spread as the pretext for a massacre, which the beaten militarists are preparing in revenge for their defeat. 'It must therefore be stated that not only are the supporters of the Independent and Communist parties armed but also the Right Socialists and Democratic and Christian workmen.'"

The Freiheit further alleges that the Kapp troops who carried out the coup have been reinforced by large numbers of students and other reactionary elements, who are being armed by the Baltic troops.

AMSTERDAM, March 24.—The Telegraf's correspondent, who returned to Holland yesterday from Essen to escape the censorship, to-day prints what he says is an explanation of the movement in the Ruhr region. All the parties, he says, originally laborers, took action against the Kapp Government, and consequently became opponents to the Monarchist troops. As soon as they started fighting, however, the miners, who also were anti-Kapp, but were charged with maintaining order, were obliged to suppress the workmen's movement. Communists, says the correspondent, did their utmost to make the chaos greater and establish a Soviet Government, for which the whole Red army is fighting. They comprise at least 100,000 and probably 150,000 men, but they are lacking in good officers, and further they are handicapped by a heterogeneous mixture, including even men of the Right party.

Developments here in connection with the problem with which the Allies are faced now, with the Spartacists holding the entire Ruhr district, and coal supplies therefrom for France stopped, appear to be as follows:

1. The Ebert Government, through the German Legation here, which obtained information from two German Majors who arrived in Paris last night, has repeated its request for permission to send a large body of Ebert troops, recruited largely in Eastern Germany, into the Ruhr district to conduct military operations there on a large scale against the Spartacists. The Ebert Government asked that the Allies decide immediately, in view of the very serious situation, whether they proposed themselves to intervene or would modify the treaty to permit the sending of Ebert troops into the Ruhr.

2. Premier Millerand states that France's position is in favor of allied intervention, due to the gravity of the French economic situation, especially on account of the coal famine, and to French distrust of all Germans, regardless of their pretensions.

3. England and Italy are opposed to any step favoring of military intervention, and it is understood that Hugh C. Wallace, American Ambassador here, has said that he has no authority to promise the cooperation of United States troops if allied occupation were decided on.

4. In permitting the Ebert forces to conduct operations in the Ruhr district, the Allies will demand, as a result of French insistence, certain guarantees that German Government troops will evacuate the Ruhr region just as soon as the insurrection is suppressed and will permit the unhampered execution of the clauses of the peace treaty relating to coal for France.

The Germans have represented to the Allies here the superiority of their forces over those of the Spartacists, citing, for instance, that the Ebert Government has mobilized forty batteries of artillery for operations.

## AMERICANS ADVISED TO LEAVE BERLIN

Told That Their Safety Cannot Be Guaranteed.

Special Cable Despatch to THE SUN and NEW YORK HERALD. Copyright, 1920, by THE SUN and NEW YORK HERALD. PARIS, March 24.—The news that all Americans had been advised to leave Berlin by the American authorities there was confirmed here to-day. Not many Americans were left in Berlin, however, but about 200 are now on their way toward Coblenz aboard a special train sent from there by Major-General Henry T. Allen, commanding the American Forces of Occupation. Another train, bringing 200 Americans from Leipzig, arrived in Coblenz yesterday, according to advices received at the American embassy here.

These advices said that the Berlin situation was very serious yesterday, half of that city being held by the Spartacists, and the other half by Ebert Government troops. Indeed, the situation was so threatening that all Americans in Berlin had been advised that their safety could not be guaranteed.

## WILSON GETS OUT OF CAPITAL

Leaves Washington First Time Since He Became Ill in Autumn.

WASHINGTON, March 24.—President Wilson to-day made his first trip outside of Washington since he was taken ill last fall. Accompanied by Mrs. Wilson and Rear Admiral Grayson, his physician, he drove into Virginia as far as Alexandria.

No stops were made, and the President was away from the White House less than two hours.

## Ebert Government Made Request to Conduct Military Operations.

FRENCH NEEDED COAL

Paris Press Bitterly Attacks Nitti for Lenient Attitude.

GERMAN SOCIAL WAR ON

Spartacists Have 100,000 Men of Good Morale and Fierce Clash Is Expected.

By LAURENCE HILLS. Staff Correspondent of THE SUN and NEW YORK HERALD. Copyright, 1920, by THE SUN and NEW YORK HERALD.

PARIS, March 24.—That the Allies will not oppose a so-called German republican army, recruited from the middle class in Germany, quelling the Spartacist uprising in the Ruhr district, preferring this to the alternative pressed by the French of intervention by allied troops, is the information reaching the correspondent of THE SUN and NEW YORK HERALD here from high French sources, following the prolonged sessions of the Council of Ambassadors last night and to-day.

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## Affects French Coal Supply.

The German insurrection already is affecting the French coal supply. Before the insurrection France received 350,000 tons of coal a month from the Ruhr, but since the outbreak the supply has shrunk to zero. This stoppage adds fuel to the flame of controversy here over allied treatment of Germany. The French newspapers without exception are attacking Premier Nitti of Italy in connection with his declaration for a European league as meaning that Great Britain and Italy were maneuvering to obtain treaty modifications favorable to Germany.

A new so-called economic theory appears to underlie the Spartacist regime in the Ruhr district, which, unless the Ebert Government succeeds in suppressing it, may spread throughout Germany and present a new problem to the world. It stands out to-day as an international feature of the German situation which must be reckoned with, just as Bolshevism in Russia must be reckoned with.

The German Spartacist movement is defined by a well equipped army of 100,000 officers and men of good morale, according to latest despatches received here, and curiously enough the officers' coats are lined with fur from the old Cossack Corps of the German army. This comports with the whole idea underlying this new government, the slogan of which is "order and work."

## War on State Socialists.

In short, a social war is on in Germany and it is evolving around a new theory of government. Reports by many allied investigators reaching here show that the government in the Ruhr district is based on a theory of technical State Socialism once advanced by Dr. Rathenau. It is differentiated from Sovietism in that it is nearer being true Socialism, and at the same time is a benefit of that mystery which Lenin and Trotsky usurped, representing, as it were, a compromise between the socialists and employers' organizations.

**CLOSING TIME FOR CLASSIFIED ADVERTISEMENTS**

**The Sun and New York Herald**

**DAILY ISSUES**  
9 P. M. at Main Office, 230 Broadway.  
9 P. M. at former Herald Office, Herald Building, Herald Square.  
8 P. M. at all other Branch Offices (Locations listed on Editorial Page).

**SUNDAY ISSUES**  
5 P. M. Saturday at Main Office, 230 Broadway.  
6 P. M. at former Herald Office, Herald Building, Herald Square.  
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